



35 Downs Park West, Westbury Park
Guide Price £1,395,000 - £1,450,000

RICHARD
HARDING



35 Downs Park West,

Westbury Park, Bristol, BS6 7QH

RICHARD
HARDING

In a coveted location backing onto the Downs, a striking and stylishly presented 4 double bedroom, 2 bath/shower room, detached family house with fabulous semi open-plan kitchen family entertaining space, delightful west facing rear garden, off street parking and an integral garage.

Key Features

- An extensive (circa 2,250 sq. ft.) and spacious home eminently suitable for families and downsizers alike - flexible and adaptable, having been painstakingly renovated by our vendor clients after taking ownership with the help of locally renowned architect, Quentin Alder.
- Lateral and well-appointed accommodation with a contemporary finish, arranged around a light filled reception hall with doors to sheltered courtyard and helical oak staircase with frameless glass balustrade ascending to the first floor.
- An impressive property in an enviable position, literally on the doorstep of the green open space of the Downs, and with good independent restaurants and shops on North View and Henleaze Road, Waitrose supermarket, and the Orpheus Cinema all within a short level stroll. Elmlea Infant and Primary School is within 500 metres, Westbury Park Primary School is within 680 metres and Redland Green School circa 1.3km.
- **Ground Floor:** reception hall, inner hall, separate wc, utility room, dining room, semi open-plan kitchen family entertaining space comprising kitchen/breakfast room and sitting area (having two sets of bi-folding doors onto rear garden).
- **First Floor:** landing, bedroom 1 with Juliet balcony, dressing room and en-suite shower room, 2 further double bedrooms, family bath/shower room.
- **Second floor:** double bedroom (4 bedrooms in total).
- **Outside:** driveway parking for two cars, integral garage, west facing private level garden with sitting out areas and gate opening directly onto the Downs.





GROUND FLOOR

APPROACH: via the stone chipped driveway, open-fronted porch with solid oak door having brass door handle and opaque glazed panel, opening to:-

RECEPTION HALL: (25'5" x 5'0") (7.75m x 1.52m) inlaid entrance mat, travertine tiled flooring with underfloor heating, moulded skirtings, turning oak staircase ascending to the first floor with frameless glass balustrade, inset ceiling downlights, domed skylight window. Open archway through to an inner hall. Bi-folding casement doors to dining room. Crittall style powder coated aluminium double glazed door with side panels overlooking and opening externally to an inner courtyard. Oak panelled doors opening to the kitchen/breakfast room and a sitting area.

INNER HALL: Crittall style powder coated aluminium window overlooking the inner courtyard, a continuation of the travertine tiled flooring, moulded skirtings, loft access, ceiling light point. Door to integral garage. Doors to:-

SEPARATE WC: low level dual flush wc, wall mounted wash hand basin with waterfall style mixer tap and splashback tiling, travertine tiled flooring, moulded skirtings, window to the side elevation, ceiling light point.

UTILITY ROOM: (9'10" x 6'9") (3.00m x 2.09m) dual aspect with double glazed windows to the front and side elevations, travertine tiled flooring, moulded skirtings, Belfast style sink with cold water taps, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, coved ceiling, ceiling light point.

DINING ROOM: (18'0" x 10'4") (5.49m x 3.15m) box bay window to the front elevation, solid oak flooring with underfloor heating, moulded skirtings, inset ceiling downlights. Double opening casement doors with side panels, opening through to:-

SEMI-OPEN PLAN KITCHEN FAMILY ENTERTAINING SPACE: loosely divided as follows:-

Kitchen/Breakfast Room: (20'6" x 17'3" decreasing to 11'0") (6.25m x 5.26m/3.35m) a stylish and well-appointed handleless soft closing kitchen combining base and eye level cabinets, drawers, shelving and wine rack. Quartz worktop surfaces with matching splashback and Pelmet lighting. Undermount stainless steel sink with indented draining board to side and swan neck mixer tap over. Large island incorporating breakfast bar with additional undermount stainless steel sink and swan neck mixer tap over. Integral range cooker with 5-ring gas hob and stainless steel extractor hood over. Integral undercounter fridge and separate freezer, integral dishwasher, oak flooring with underfloor heating, inset ceiling downlights, ceiling light point. Powder coated aluminium bi-folding doors overlooking and opening externally to the rear garden. Wide wall opening through to:-

Sitting Area: (29'3" x 10'2") (8.92m x 3.10m) dual aspect with box bay window overlooking the rear garden having bi-folding powder coated aluminium doors, additional virtually full height Crittall style window overlooking the inner courtyard, solid oak flooring with underfloor heating, wood burning stove set upon a slate hearth, moulded skirtings, inset ceiling downlights.

FIRST FLOOR

LANDING: window to the front elevation, moulded skirtings, radiator, inset ceiling downlights, double opening storage cupboard. Oak panelled doors opening to:-

BEDROOM 1: (17'8" x 10'2") (5.38m x 3.10m) box bay window overlooking the rear garden towards the Downs with powder coated aluminium bi-folding doors and frameless glass Juliet balcony. Moulded skirtings, two radiators, two ceiling light points, storage cupboard. Solid oak doors opening to:-

Dressing Room: (6'7" x 6'4") (2.01m x 1.93m) raised height window to the rear elevation, open-fronted wardrobes comprising hanging rails, shelving and drawers. Radiator, moulded skirtings, inset ceiling downlights.

En-Suite Shower Room/WC: (10'10" x 7'3") (3.30m x 2.21m) walk-in style shower with low level shower tray, shower screen, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. His and hers wash hand basins with mixer taps, low level dual flush wc with concealed cistern. Tiled flooring with underfloor heating, window to the front elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan.

BEDROOM 2: (13'6" x 10'6") (4.11m x 3.20m) dual aspect with double glazed windows to the front and side elevations, moulded skirtings, radiator, ceiling light point.

BEDROOM 3: (13'1" x 9'9") (3.99m x 2.97m) window overlooking the rear garden towards the Downs, moulded skirting, radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (9'7" x 7'5") (2.92m x 2.26m) freestanding bath with mixer tap, shower cubicle with built-in shower unit and overhead waterfall style shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Tiled flooring, partially tiled walls, window to the side elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan.



SECOND FLOOR

BEDROOM 4: (22'5" x 13'1") (6.83m x 3.99m) dual aspect with distinctive porthole window to the front elevation and powder coated aluminium double doors to the rear elevation enjoying a westerly view across the Downs and having frameless glass Juliet balcony. 3 Velux windows with fitted blinds, 2 eaves storage cupboards, canopied ceiling with inset ceiling downlights, radiator, Belfast style sink with wall mounted hot and cold water taps.

OUTSIDE

DRIVEWAY PARKING: (36ft decreasing to 22ft x 30ft) (10.97m/6.71m x 9.14m) stone chipped driveway with space for 2/3 cars, raised height borders featuring an array of mature shrubs, enclosed on either side by cedar stripped wood fencing.

INTEGRAL GARAGE: (17'10" x 7'8") (5.44m x 2.34m) metal up and over door, light and power connected, wall mounted Worcester Bosch gas fired combination boiler, hot water cylinder, pressurised tank. Door opening externally to the inner courtyard.

INNER COURTYARD: (13'5" x 7'4") (4.09m x 2.24m) designed for ease of maintenance and stone paved with ample space for garden furniture and potted plants, external lighting, double side return access to the rear garden.

REAR GARDEN: (65ft x 30ft) (19.81m x 9.14m) enjoying sunny westerly orientation and level. Directly to the rear of the house and accessed via the semi-open plan kitchen/family entertaining space there is a broad patio with ample space for garden furniture. Central pathway then leads to level section of lawn with raised shrub borders featuring two bay trees, lavender, alliums and an assortment of other flowering plants and mature shrubs. At the tail end of the garden there is a further sitting out area with built-in seating. The garden enjoys a good amount of privacy with high hedged borders. External lighting and water tap. Pedestrian gate opening directly onto the Downs.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

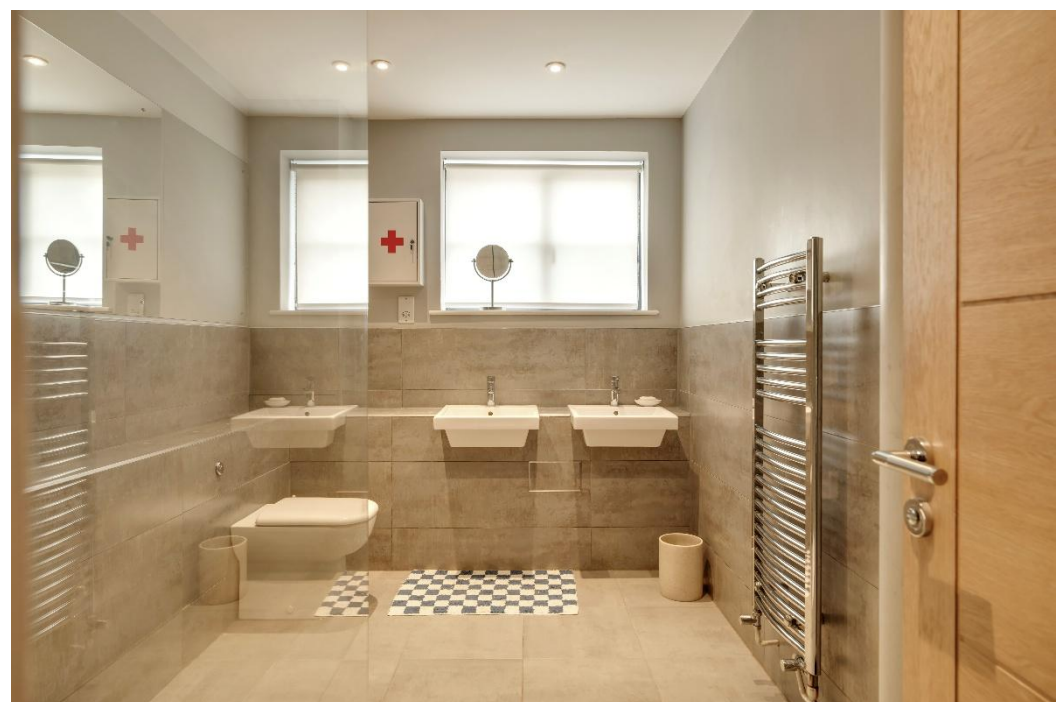
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



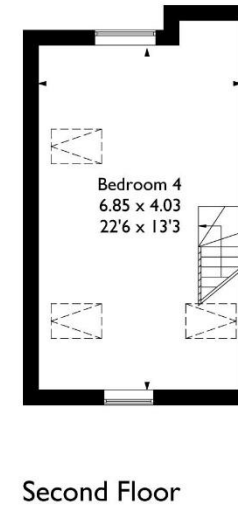
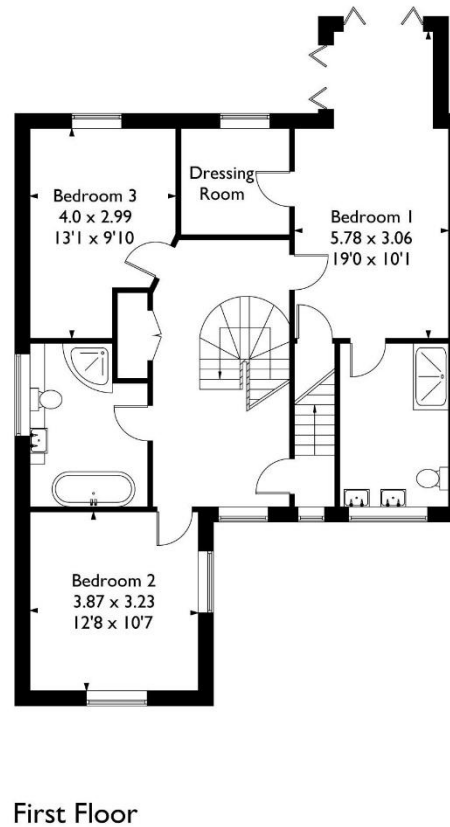
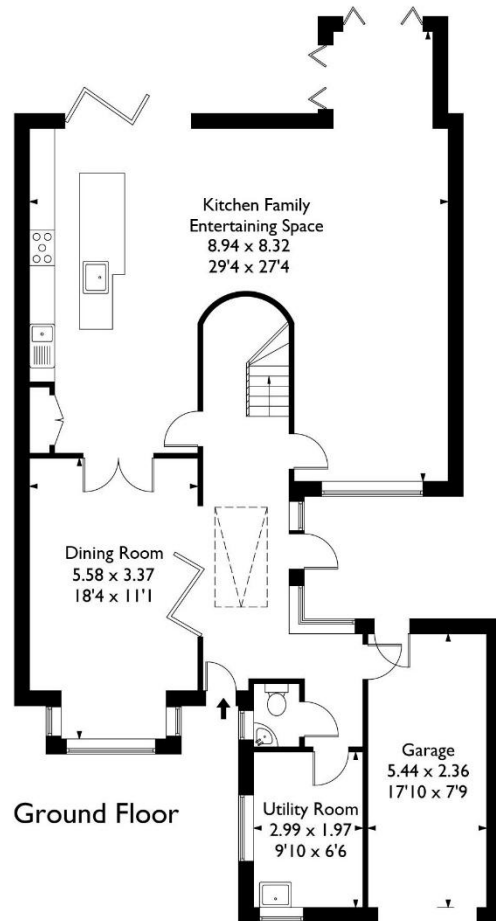


Downs Park West, Westbury Park, Bristol BS6 7QH

Approximate Gross Internal Area 201.8 sq m / 2171.3 sq ft

Garage Area 12.8 sq m / 138.2 sq ft

Total Area 214.6 sq m / 2309.5 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.